

# UNOFFICIAL COPY

This instrument prepared by:  
Law Offices of John Papadia, Ltd.  
8501 W. Higgins, #440  
Chicago, IL 60631

Doc#: 1934013301 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/06/2019 01:15 PM Pg: 1 of 2

Mail future tax bills to:  
Michael DeFrancesca and Stephanie DeFrancesca  
2317 Grove Street  
River Grove, IL 60171

Dec ID 20191001622449  
ST/CO Stamp 1-471-087-968 ST Tax \$245.00 CO Tax \$122.50

Mail this recorded instrument to:

MICHAEL DEFRADESCA  
2317 GROVE STREET  
RIVER GROVE IL 60171

190240100703

## TRUSTEE'S DEED

This Indenture, made this 20 day of NOVEMBER 2019, between GRANTORS, Paul A. Andras, as Trustee of the Paul A. Andras Declaration of Trust dated May 7, 2002 and Rosanna Andras, as Trustee of the Rosanna Andras Declaration of Trust dated May 7, 2002, and GRANTEEES, Michael DeFrancesca and Stephanie DeFrancesca of 1446 Wenonah Avenue, Berwyn, Illinois 60402, not as tenants in common, not as joint tenants, but as tenants by the entirety

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Lot 31 in Block 5 in L. M. Jacobson's River Road Subdivision of the North 990 feet of the West 1/2 of the North 165 feet of the South 330 feet of the North 990 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 12-35-101-020-0000  
Property Address: 2317 Grove Street, River Grove, IL 60171

together with the tenements and appurtenances thereunto belonging,

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*Paul G. Andras*

Paul A. Andras, Trustee

*Rosanna Andras*

Rosanna Andras, Trustee

STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Paul A. Andras, as Trustee of the Paul A. Andras Declaration  
of Trust dated May 7, 2002 and Rosanna Andras, as Trustee of the Rosanna Andras  
Declaration of Trust dated May 7, 2002, as Trustee(s) aforesaid, personally known to me  
to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as  
such Trustee(s), appeared before me this day in person and acknowledged that  
he/she/they signed and delivered said instrument as his/her/their free and voluntary act  
for the uses and purposes set forth therein.



Given under my hand and Notarial Seal this 20 day of November, 2019.

*[Signature]*

Notary Public

